

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

February 5, 2002
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations for February 5, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of January 15, 2002 minutes.
7. Z2001229 Southton Ranch, Ltd., 13334 Southton Road. (*City Council 3*)
8. Z2001242 Lawrence K. O’Neill, 525 Nolan Street and 619 N. Mesquite Street. (*City Council 2*)
9. Z2001184 JSR Alamo Garden, LP, Between McAllister Freeway and Treeline Park. (*City Council 9*)
10. Z2001264 Ford Engineering, Inc., 15838 San Pedro. (*City Council 9*)
11. Z2002008 American City Vista, 2719, 2759 and 2809 Fredericksburg Road. (*City Council 7*)
12. Z2002012 L. A. Walker, 2979 Martin Luther King Drive. (*City Council 2*)

13. Z2002015 Anthony J. Ferro, 112 Nova Mae. (*City Council 9*)
14. Z2002016 Mauro R. Garza, 111 E. Laurel Street. (*City Council 1*)
15. Z2002017 Luis E. Plascencia, 830 S. San Augustine. (*City Council 6*)
16. Z2002018 Hanover R. S. Limited Partnership, N. E. corner of SH 151 & Hyatt Resort Drive. (*City Council 6*)
17. Z2002019 Mike Maring – Concept Property Management, 18847 Redland Road. (*City Council 9*)
18. Z2002020 Jerry Arredondo, 11300 Block of Potranco Road. (*City Council 6*)
19. Z2002023 City of San Antonio, 305 McLaughlin Avenue. (*City Council 4*)
20. Z2002024 City of San Antonio, 9120 Covell Road. (*City Council 4*)
21. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
22. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001184

Date: February 05, 2002

Continued from October 2, 2001

Council District: 9

Ferguson Map: 583 A 1

Case Manager : Brandon Ross 207-7442

Applicant Name:

Owner Name:

JSR Alamo Garden, LP c/o Rocky Ryan

Alamo Garden, Inc. c/o Allen Walsh

Zoning Request: From "B-2" Business District and "B-3" Business District to "MF-50" Multiple Family Residence District.

Property Location: 7.478 acres out of TR-D and TR-B, Block 0, NCB 11929

Tract B & D NCB 11929. Property between US 281 N & Treeline Park, South of Sunset Road

Between McAllister Freeway and Treeline Park

Proposal: Multi-Family development (applicant has amended the request to "MF-33" Multi-Family District)

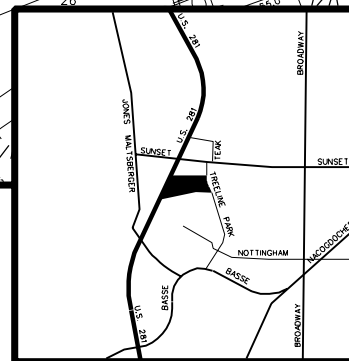
Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. "MF-50" Multi-Family Residential District is appropriate with the surrounding land use, which includes apartment homes and a golf course. The development of a medium-density apartment complex in this area would provide for housing demands, in a manner that would not adversely affect the surrounding land uses.

CITY COUNCIL DISTRICT NO: 9
REQUESTED ZONING CHANGE
FROM "B-2", "B-3" TO "MF-50"
DATE FEB. 5, 2002
SCALE 1" = 200'



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001229

Date: February 05, 2002 Continued from October 16, November 6, December 4, 2001 and January 15, 2002

Council District: 3

Ferguson Map: 718 E 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Southton Ranch, Ltd.

Owner Name:

Southton Ranch, Ltd.

Zoning Request: From "RA" Residence - Agriculture District to "RM 4" Residential Mixed District (96.224 acres) and "MF 25" Multi-Family District (20.647 acres).

Property Location: 116.871 acre tract of land out of NCB 16624
13334 Southton Rd

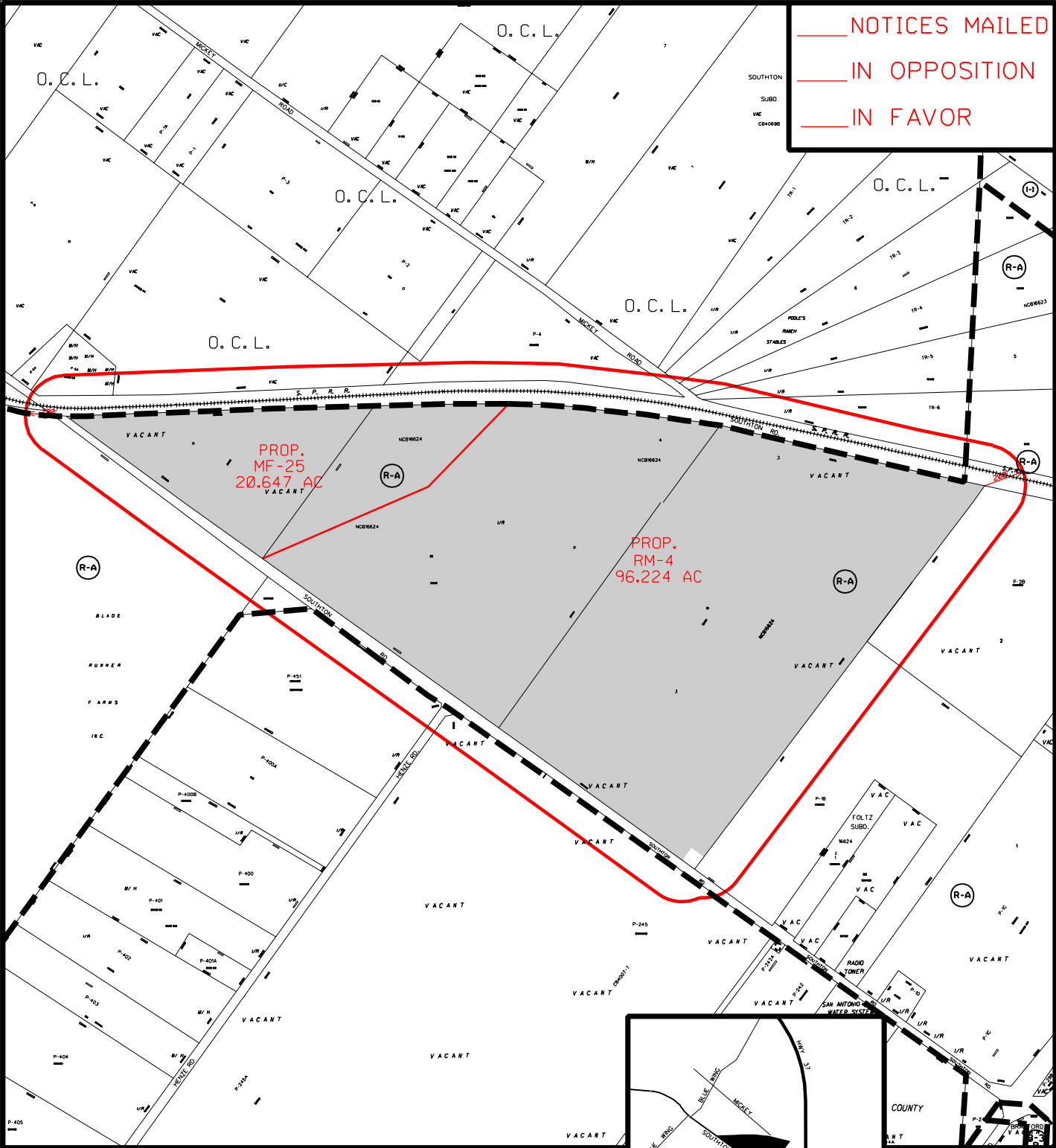
Proposal: Single family and multiple family uses

Neighborhood Association: None

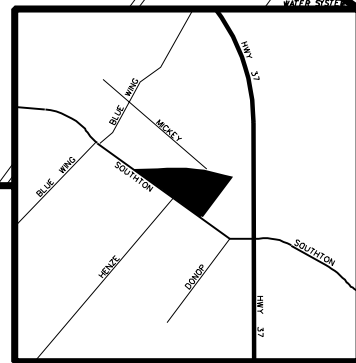
Traffic Impact Statement: A traffic impact analysis Level 2 was required and completed by the applicant.

Staff Recommendation:

Approval. The subject property is a large vacant tract of land with residential zoning to the west and east. Properties north and south of the subject property are in Bexar County. Multi-family and single family development at this location would provide new affordable housing designed to serve the area and for future development.



ZONING CASE Z2001-229
 CITY COUNCIL DISTRICT NO: 3
 REQUESTED ZONING CHANGE
 FROM "R-A" TO MF-25, RM-4
 DATE DEC. 4, 2001
 SCALE 1" = 600'



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CASE NO: Z2001242

Date: February 05, 2002 Continued from November 6, 2001 and December 4, 2001

Council District: 2

Ferguson Map: 617 A4

Case Manager : John Jacks 207-7206

Applicant Name:

Lawrence K. O'Neill

Owner Name:

Lawrence K. O'Neill

Zoning Request: From "R-2 HD" Two Family Residence, Historic District to "O-1 HD" Office, Historic District.

Property Location: Lot 16 and west 104.16 feet of 10, Block 19, NCB 546

525 Nolan Street and 619 1 N Mesquite Street

Property is located at the intersection of Nolan Street and Mesquite Street

Proposal: Office Uses

Neighborhood Association: Dignowitty Hill Neighborhood Association

Traffic Impact Statement:

Staff Recommendation:

Denial. This site falls within the Downtown Neighborhood Plan. The Land Use Plan designates this area as residential (page 11). The Downtown Neighborhood Plan recommends residential infill and housing rehabilitation to maintain the neighborhood character. The proposed zoning is incompatible with the surrounding residential zoning and uses.

CASE NO: Z2001264

Date: February 05, 2002 Continuanace from January 15, 2002

Council District: 9

Ferguson Map: 517 A6

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Ford Engineering, Inc.

Owner Name:

Tim Fisher

Zoning Request: From "O-1 ERZD" Office Edwards Recharge Zone District to "C-3 R EZRD" Commercial Restricted Edwards Recharge Zone District.

Property Location: Lot P-6, NCB 15674

15838 San Pedro

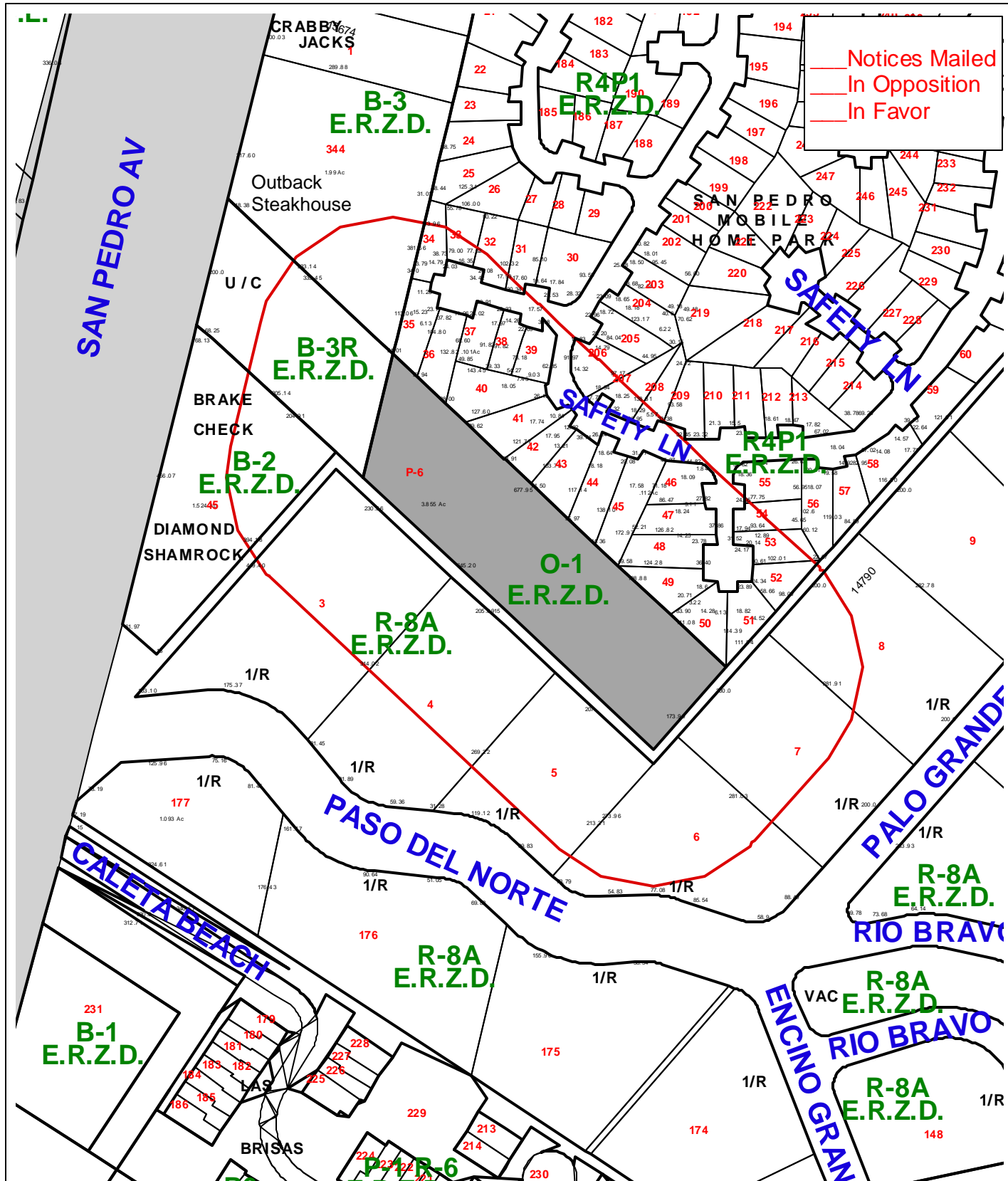
Proposal: Baseball training facility (Batting Cages & Practice Fields)

Neighborhood Association: Shady Oaks Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. Subject property abuts residential zones to the north, east and south. The City of San Antonio Master Plan call for (in existing neighborhoods) zoning vacant property to encourage development "that is compatible in use and intensity with the existing neighborhood." A "C-3" use is incompatible with the existing residential uses directly adjacent to the subject property. The "C-3" Commercial District is encouraged at the intersection of major thoroughfares and freeways.



ZONING CASE: **Z2001-264**

City Council District NO. 9

Requested Zoning Change

From: "O-1 ERZD" To: "C-3R ERZD"

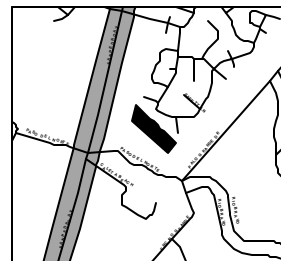
Date: February 5, 2002

Scale: 1" = 200'

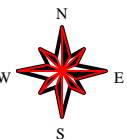
 Subject Property

 200' Notification

C:\dec_18_2001_1a



T-9,10



CASE NO: Z2002008

Date: February 05, 2002

Council District: 7

Ferguson Map: 581 F6

Case Manager : Brandon Ross 207-7442

Applicant Name:

American City Vista

Owner Name:

Fred Road LLC

Zoning Request: From "R-1" Single Family Residence District, "R-6" Townhouse Residence District, "B-2 NA" Non-Alcoholic Sales District, "B-3" Business District, and "B-3 R" Restrictive Business District to "PUD IDZ" Planned Unit Development Infill Development Overlay Zone with permitted uses including "RM-4" Residential Mixed District, and "C-2" Commercial District.

Property Location: 10.307 acres out of NCB 8416 to be zoned "IDZ (PUD)" with uses permitted under "RM-4" Residential Mixed District; .74 acres out of NCB 8416 to be zoned "C-2" Commercial District

2719, 2759, and 2809 Fredericksburg Road

West side of Fredericksburg Road, just south of Babcock

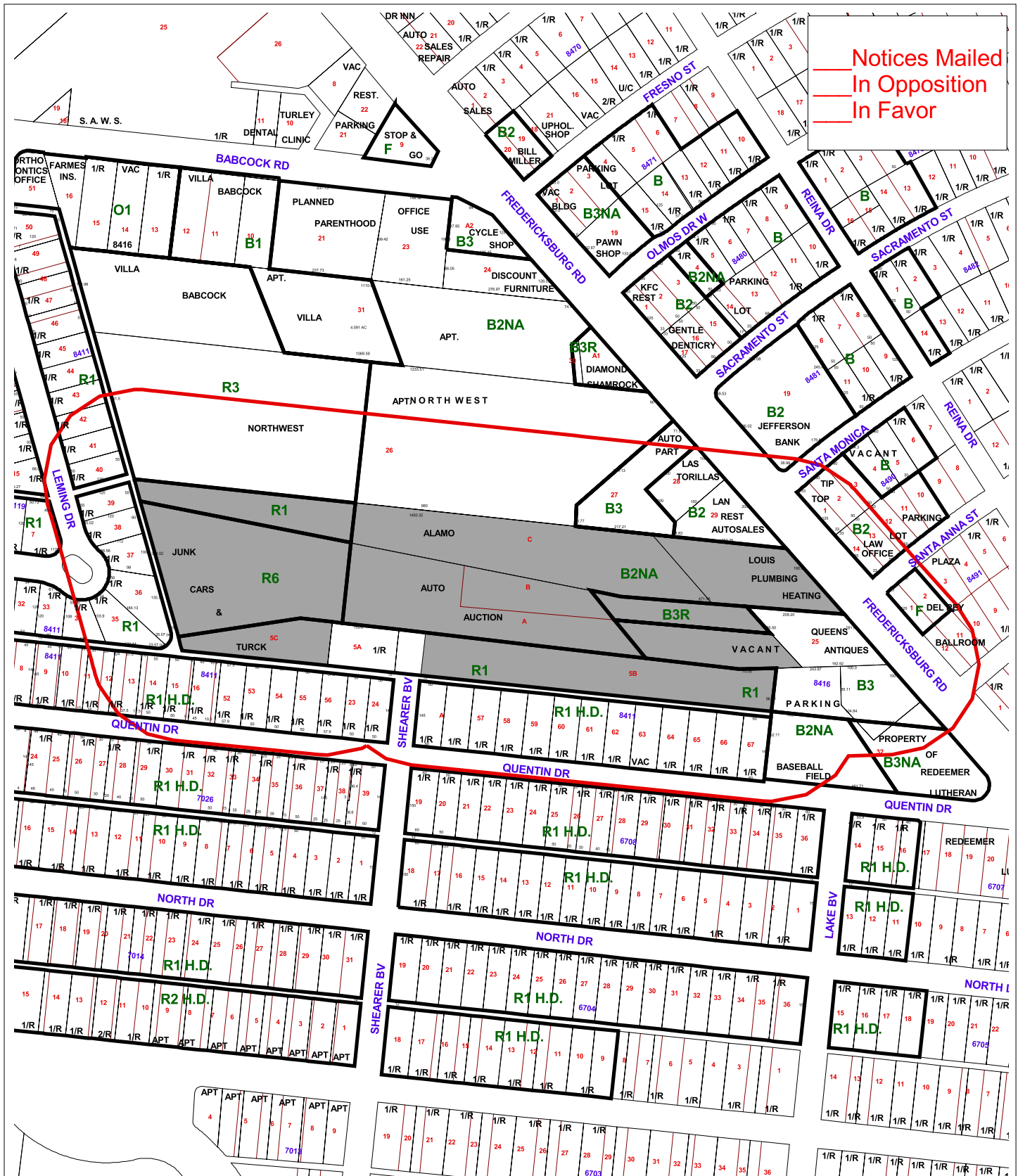
Proposal: Single-Family Residential PUD and Commercial Uses

Neighborhood Association: Jefferson Neighborhood Association, Monticello Park Neighborhood Association, Los Angeles Heights Neighborhood Association / Jefferson Neighborhood Plan, Near Northwest Community Plan

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Staff's recommendation will be presented at the Zoning Commission Meeting.



ZONING CASE: **Z2002-008**

City Council District NO. 7

Requested Zoning Change

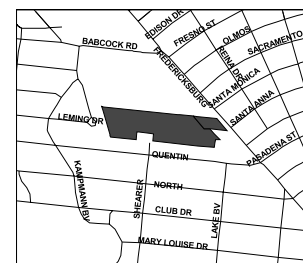
From: "R-1,R-6,B-2NA,B-3R" To: "IDZ PUD RM4,C-2"

Date: FEB. 5, 2002

Scale: 1" = 200"

Subject Property

200' Notification



T-20

CASE NO: Z2002012

Date: February 05, 2002

Council District: 2

Ferguson Map: 617 F7

Case Manager : Brandon Ross 207-7442

Applicant Name:

L. A. Walker

Owner Name:

L.A. Walker

Zoning Request: From "B-2" Business District to "MF-25" Multi-Family District.

Property Location: Lot 21, Block 5, NCB 10244

2979 Martin Luther King Drive

Northwest Corner of Martin Luther King Drive and Claver Street

Proposal: Tri-plex

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed "MF-25" Multi-Family District is more compatible with the surrounding "B" Residence District (which will convert to "R-4" Residential Single Family District) than the current "B-2" Business District (which will convert to "C-2" Commercial District). The proposed renovation of the existing vacant washeteria to a tri-plex, would be a substantial improvement to the current conditions of the neighborhood.



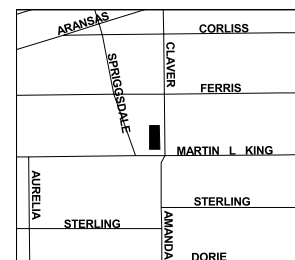
ZONING CASE: Z2002-012

City Council District NO. 2
 Requested Zoning Change
 From: "B-2" To: "MF-25"
 Date: FEB 5, 2002
 Scale: 1" = 200'

 Subject Property

 200' Notification

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T- 17



CASE NO: Z2002015

Date: February 05, 2002

Council District: 9

Ferguson Map: 582 D3

Case Manager : David Arciniega 207-5876

Applicant Name:

Anthony J. Ferro

Owner Name:

Anthony J. Ferro

Zoning Request: From "B" Residence District and "D" Apartment District to "C-3 NA" Commercial Non Alcoholic Sales District.

Property Location: Lot 9, 30, Block B, NCB 10110
112 Nova Mae

Proposal: Expansion of auto repair facility to conform with existing use.

Neighborhood Association: North Shearer Hill NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and Approval of "C-1 C" Commercial District with a conditional use for parking of vehicles to be repaired. The North Shearer Hills Neighborhood Plan indicates Low Density Residential Single Family use for the area, however, the "proposed" North Central Neighborhoods Community Plan indicates Community Commercial land use for this location which includes minor auto service and repair. "C-3" Commercial zoning should be located at an intersection of arterial streets and freeways. The subject property is currently a paved parking area being used by the adjacent auto repair business to the east. A vacant lot is directly south and west of the subject property and "B-2 NA" and "B-3" zoning are across the street. Staff recommends the following conditions: 1. A 6' solid screen fence shall be constructed and maintained along the west, north and south property lines. 2. Dumpsters shall be on the owner's property and screened from public view. 3. Lighting shall be directional so as not to offend the nearby residences. 4. Non-working vehicles parked on the subject property must have current license and registration.

CASE NO: Z2002016

Date: February 05, 2002

Council District: 1

Ferguson Map: 616 E2

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Mauro R. Garza

Owner Name:

Mauro R. Garza

Zoning Request: From "B-1" Business District to "C-2" Commercial District.

Property Location: Lot 4, Block 22, NCB 385

111 E. Laurel Street

The north side of East Laurel Street approximately 100 feet east of Main Avenue.

Proposal: To permit a restaurant and a bar

Neighborhood Association: Tobin Hill Neighborhood Association and the Tobin Hill Residence Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Tobin Hill Neighborhood Association Plan indicates mixed use for the subject property. The subject property has existing "B-3" zoning to the north and west and existing "B-2" zoning to the east. The requested "C-2" zoning will permit uses that are appropriate and useful at this location. "C-2" will permit the requested restaurant and bar.

CASE NO: Z2002017

Date: February 05, 2002

Council District: 6

Ferguson Map: 615 C6

Case Manager : John Jacks 207-7206

Applicant Name:

Luis. E. Plascencia

Owner Name:

Luis. E. Plascencia

Zoning Request: From "R-7" Small Lot Residential to "O-1" Office District.

Property Location: Lot 13 through 18, Block 6, NCB 8129

830 South San Augustine

Property is located on South San Augustine north of Wallace Street

Proposal: Parking for restaurant

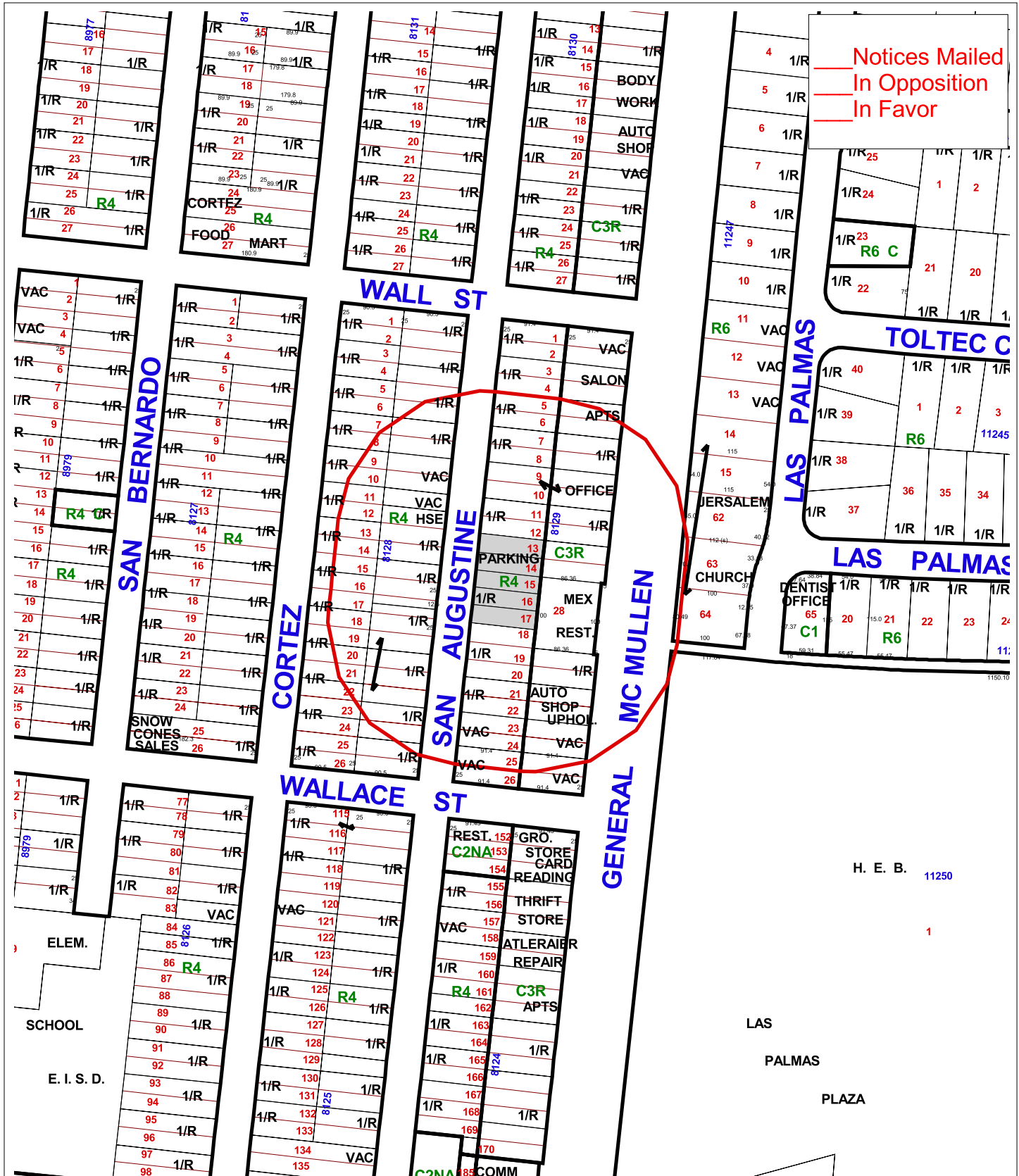
Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested and approval of "R-4 C" with a conditional use for parking on lots 13 and 14. Lots 13 and 14 are part of an existing parking lot for the adjacent restaurant. The current parking lot provides adequate parking for the restaurant. Further encroachment into the existing residential neighborhood is not encouraged. Staff recommends the following conditions:

- 1) There shall be no access from South San Augustine Street.
- 2) A type "C" buffer yard with a six (6') privacy fence (Sec. 35-510(c) of the Unified Development Code) shall be erected and maintained along the frontage of South San Augustine Street.



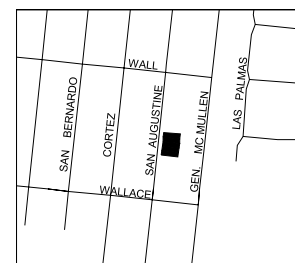
ZONING CASE: Z2002-017

City Council District NO. 6
 Requested Zoning Change
 From: "R-7" To: "O-1"
 Date: FEB 5, 2002
 Scale: 1" = 200"

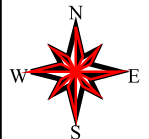
Subject Property

200' Notification

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T-17



CASE NO: Z2002018

Date: February 05, 2002

Council District: 6

Ferguson Map: 578 D8

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Hanover R.S. Limited Partnership

Owner Name:

Westover Commercial Group, Ltd. (Israel Fogiel)

Zoning Request: From "B-3" Business District to "MF-25" Multi-family Limited Density District.

Property Location: 16.41 acres of NCB: 17642

NE corner of SH 151 & Hyatt Resort Dr.

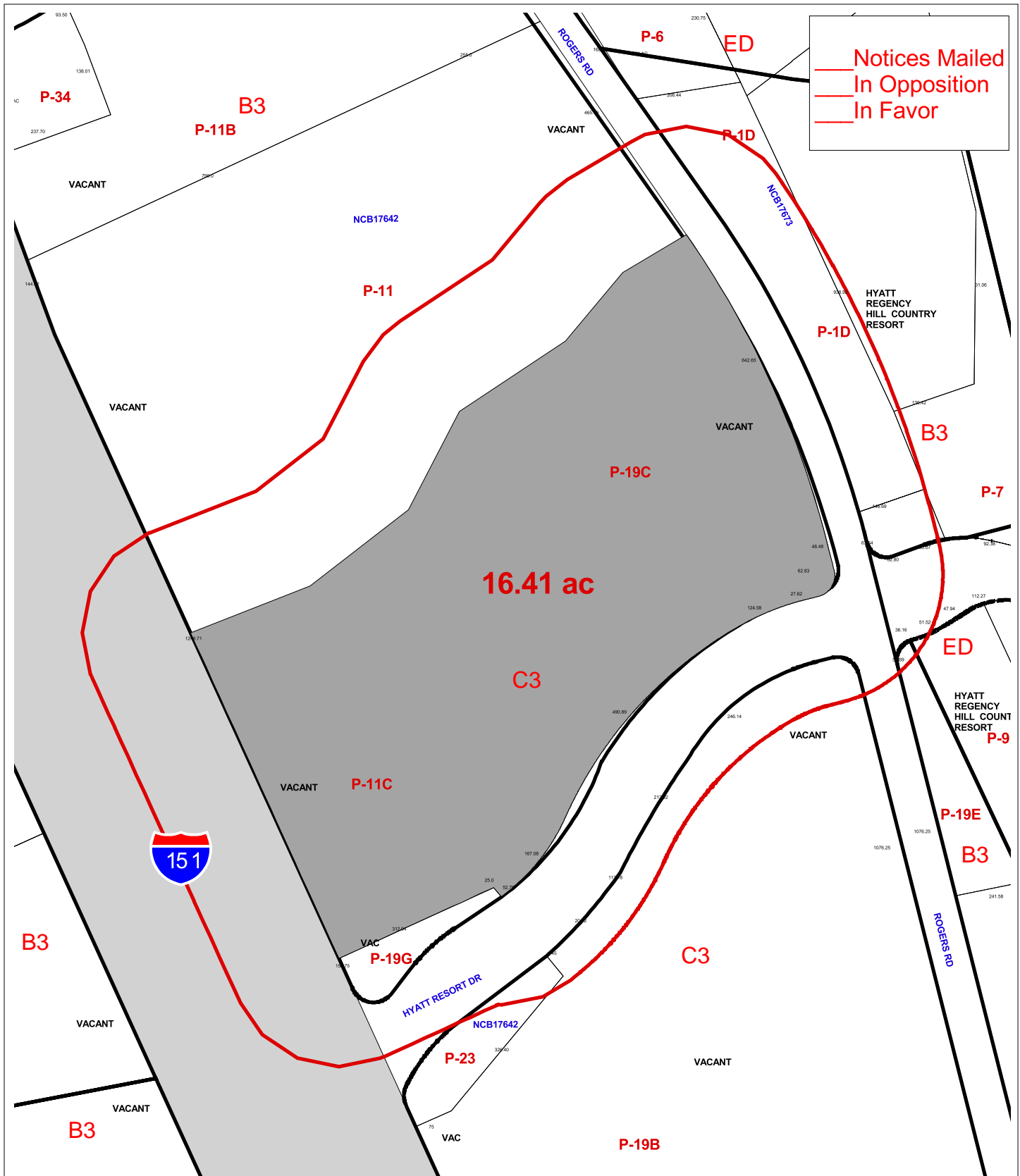
Proposal: Mulit-Family apartment complex

Neighborhood Association: None

Traffic Impact Statement: A Level 1 Traffic Impact Analysis was required and reviewed by the Public Works Department. The analysis is in compliance with the ordinance. The peak hour generator for the development will not coincide with the existing peak hour traffic for the surrounding development and is not anticipated to create any significant traffic problems.

Staff Recommendation:

Approval. The subject property is a large vacant tract surrounded by vacant land. "MF-25" as requested is a significant down-zoning from the existing "B-3".

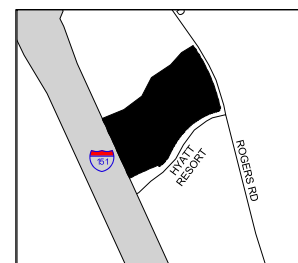


ZONING CASE: **Z2002-018**

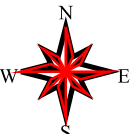
City Council District NO. 6
 Requested Zoning Change
 From: "B-3" To: "MF-25"
 Date: FEB 5, 2002
 Scale: 1" = 200"



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T- 15,16



CASE NO: Z2002019

Date: February 05, 2002

Council District: 9

Ferguson Map: 517 D 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Mike Maring - Concept Property Management

Owner Name:

Carol F. Cresswell

Zoning Request: From Temporary "R-1 ERZD" Single Family Residence Edwards Recharge Zone District to "C-3 NA ERZD" Commercial Non Alcoholic Sales Edwards Recharge Zone District.

Property Location: Lot 14, NCB 17867

18847 Redland Rd

Proposal: Office uses and warehouse

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property fronts on Redland Road, a secondary arterial on the Major Thoroughfare Plan. The requested zoning is compatible with the existing commercial developments and surrounding zoning districts , which include "B-2 NA ERZD" and "B-3 NA ERZD".

CASE NO: Z2002020

Date: February 05, 2002

Council District: 6

Ferguson Map: 612 B3

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Jerry Arredondo

Owner Name:

Darrell and Myrna McCurdy

Zoning Request: From Temporary "R-1" Single-family Residence District to "C-2 C" Commercial District with Conditional Use for Retail Landscaping Materials - Sales and Storage.

Property Location: 1.750 acres out of NCB 34392C

11300 Block of Potranco Road

The property is located on the east side of Rousseau Avenue approximately 160 feet north of Potranco Road.

Proposal: To permit Landscaping Materials - Sales and Storage

Neighborhood Association: Oak Creek Home Owners Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property has a Veterinary Clinic, a Sonic Drive-In, and a Convenience Store to the south. The subject property has a 90 foot drainage easement adjacent to its northern boundary providing a buffer to the Oak Creek residential subdivision. The zoning on the subject property and on the adjacent area is Temporary "R-1".

CASE NO: Z2002023

Date: February 05, 2002

Council District: 4

Ferguson Map: 649 C6

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

City of San Antonio

Owner Name:

Maria Mendiola

Zoning Request: From "R-1" Single Family Residence District to "R-6 C" Residential Single Family District with a conditional use for two residences.

Property Location: Lot 19, Blk 51, NCB 8939
305 McLaughlin Avenue

Proposal: To conform to current use

Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is a lot presently zoned "R-1". The subject property has two existing conventionally built houses.

CASE NO: Z2002024

Date: February 05, 2002

Council District: 4

Ferguson Map: 679 D1

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

City of San Antonio

Owner Name:

Joseph E. & Laurine M. Van Hecke

Zoning Request: From "I-1" Light Industrial District to "R-6" Residential Single Family District.

Property Location: West 120 Feet of North 100 Feet of Parcel 7-B, NCB 15248
9120 Covell Road

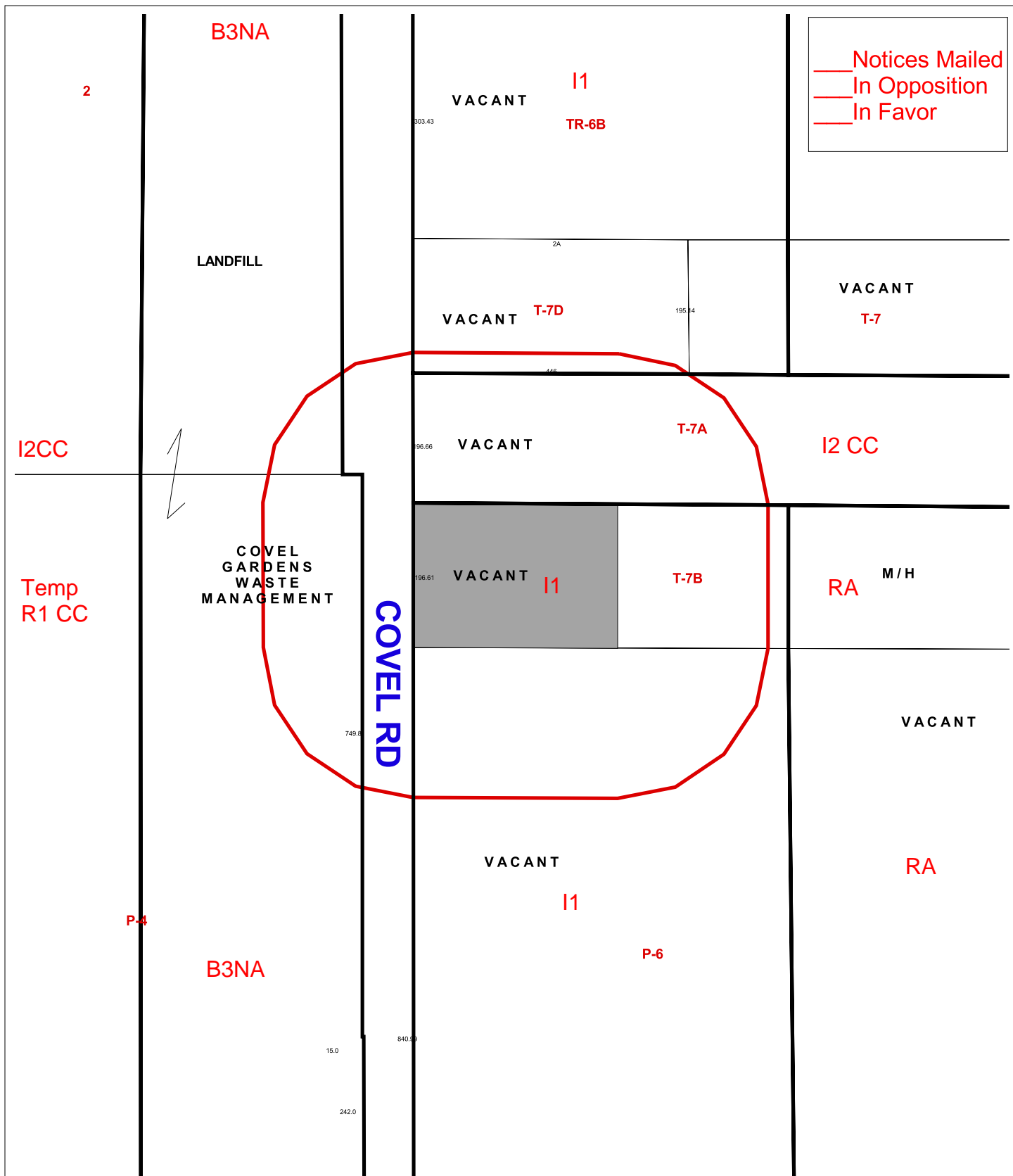
Proposal: Allow for placement of single-family dwelling

Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. Subject property is a vacant tract adjacent to two manufactured homes. A conventionally built house will be moved onto the subject property. The zoning change will not adversely affect the area.

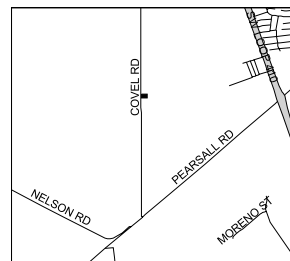


ZONING CASE: Z2002-024

City Council District NO. 4
 Requested Zoning Change
 From: "I-1" To: "R-6"
 Date: FEB 5 2002
 Scale: 1" = 200"



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T-15

